

**COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA**

DSB LIST # 16-09 ITEM # 1 DSB PUBLIC NOTICE DATE: June 1, 2016

LAST DATE FOR FILING APPLICATION IS: June 22, 2016 at 2:00 PM

The Board requests applications to be submitted by any of the following firms:

(<input checked="" type="checkbox"/>)	Architect	()	Engineer
(<input checked="" type="checkbox"/>)	Architect/Engineer (A/E)	()	Other:

PROJECT NUMBER: **QCC2016-1**

PROJECT TITLE: **Study and Design for General Building Renovations, Repairs, and Upgrades**

PROJECT LOCATION: **Worcester**

AWARDING AGENCY: **Quinsigamond Community College (QCC)**

APPROPRIATION SOURCE: **Various (to be Determined)**

AVAILABLE AMOUNT: **\$500,000 per Contract**

ESTIMATED CONSTRUCTION COST: **Less than \$2 million for each project**

TOTAL FEE, excluding reimbursables, based on scopes of work and services authorized, shall not exceed:

(☒) Lump sum established set fee per M.G.L. C.7C, §50 \$500,000 Dollars

IMMEDIATE SERVICES AUTHORIZED:

(☒) CERTIFIABLE BUILDING STUDY
(☒) SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
(☒) DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
(☒) CONSTRUCTION PLANS AND SPECIFICATIONS
(☒) ADMINISTRATION OF CONSTRUCTION CONTRACT
() OTHER

MBE/WBE PARTICIPATION:

In accordance with M.G.L. C.7C, §6 and Executive Orders 524 and 526, Quinsigamond Community College has established a minimum combined MBE/WBE participation goal of 17.9% of the overall value of the study and final design contracts for this project. Applicants must utilize a mix of both MBE and WBE firms whose participation, when added together, meets the overall combined goal set for the Contract. The combined goal requires a reasonable representation of both MBE and WBE firm participation. The Combined MBE/WBE goal must be met within the list of requested prime and sub-consultants. All applicants must indicate in the prime firm's application how they or their consultants will meet these goals and will be evaluated on that basis. Further information about the MBE/WBE Program appears in the DSB Public Notice at pages 4-8 titled "Participation by Minority Owned Businesses and Woman Owned Businesses," in the Commonwealth of Massachusetts Contract for Study Services (Revised 9/13) at Attachment C, in the Commonwealth of Massachusetts Contract for Final Design and Construction Administration Services (Revised 9/13) at Attachment E, and on the Supplier Diversity Office (formerly SOMWBA) website: <http://www.mass.gov/sdo>. Applications from MBE and WBE firms as prime consultant are encouraged. Applicants that are themselves MBE or WBE certified will be required to bring a reasonable amount of participation by a firm(s) that holds the certification which is not held by the applicant to the project. Proposed MBE/WBE participation plans that include solely MBE or solely WBE participation, or have only nominal participation by one or the other to meet the combined goal, will not be considered responsive. Applicants are strongly encouraged to utilize multiple disciplines and firms to meet the MBE/WBE goal. Consultants to the prime can team within their disciplines in order to meet the MBE/WBE goal, but must state this relationship on the organizational chart (Section 6 of the application form).

- N.B.1: This contract will be a “house doctor” contract. Multiple projects of the type described in the General Scope of Work may be assigned, and fee increments approved, up to the total value of the contract.
- N.B.2: The Awarding Agency may award up to **three (3)** contracts, each with a total value of **\$500,000** to qualified designers under this contract.

APPROPRIATION LANGUAGE:

Not Applicable

GENERAL SCOPE OF WORK:

Quinsigamond Community College (QCC) is a comprehensive, publicly supported institution of higher learning located 52 miles west of Boston. QCC was established in 1963 to provide access to higher education to residents of Central Massachusetts. Since the early 60s, enrollment has grown from 300 to over 13,000 full and part-time day and evening students. The college offers over 100 associate degree and certificate career options in Business, Health Care, Technology, Liberal Arts, and Human Services. The College also offers a wide variety of non-credit courses, workshops, and seminars through its Workforce Development Training Center. As well as, over 300 noncredit and 35 credit courses are offered online.

Quinsigamond Community College occupies over 51 acres of land with 9 buildings containing over 367,000 square feet of classrooms, science and dental laboratories, lecture spaces, offices, trade shops, gymnasium, library, student center, police station, theatre, and dining facilities. Building construction dates range from the early 1907 to 2016.

Quinsigamond Community College requests house doctor firms for architectural systems upgrades, building system upgrades, interior renovations and repair projects including classrooms, laboratories, computer labs, theatre support spaces, dining areas, offices, trade shops, building systems equipment, athletic laboratories, art and music support spaces, and public assembly spaces in order to support its ongoing operations. The technical team would be required to provide technical advice, creative problem solving, accurate Massachusetts building code reviews, construction administration and project oversight. Familiarity with jurisdictional authorities, knowledge of the DCAMM’s Designer Procedure Manual, effective schedule management and communication are also required.

Projects will include evaluations of existing structures and components including interior finishes and systems, roofing and building envelope assessments, and MEP assessments, as they relate to a particular project. For each project, the selected team will be asked to prepare a scope of work, a cost estimate, and a proposed schedule for the project.

The scope of work may include but is not limited to:

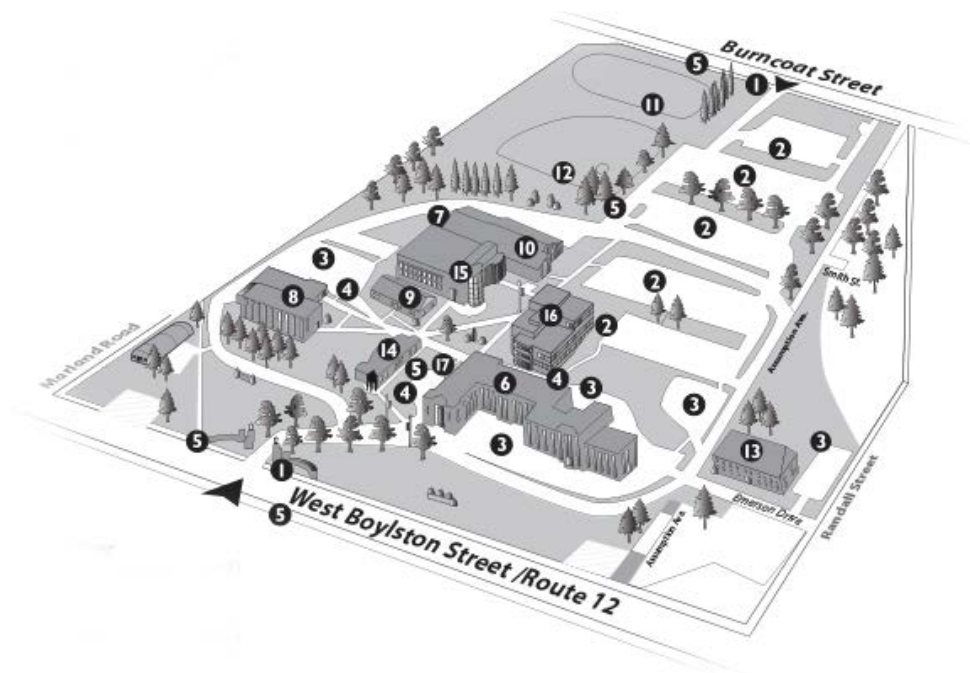
1. Investigating the nature and severity of the problem.
2. Documenting existing conditions.
3. Recommending detailed repairs and magnitude of cost for such repairs.
4. Proposing alternate methods of repairs for resolution of the problem, including energy efficient alternatives.
5. Developing the preferred solution to schematic design and/ or design development.
6. Preparing construction specifications and documents, cost estimates, and providing construction administration for the solution.

Consideration in the analysis should include energy costs, sustainability principles, expected remaining useful life of building systems and related life cycle costs. Particular attention should be paid to the accessibility, constructability, reliability, durability and maintainability of building systems and materials.

If the selected designer is appointed for final design, the General Scope of Work will be defined by the certifiable building study and the current version of the DCAMM Designer Procedures Manual.

Asbestos inspection, design and monitoring, and indoor air quality testing and monitoring will be extra services under this contract.

1. Entrance
2. Student Parking
3. Faculty & Staff Parking
4. Handicapped Parking
5. Visitor Parking
6. Administration Building
7. Public Safety
8. Suprenant Building
9. Ahlfors Building
10. Athletic Center
11. Athletic Field & Track
12. Chupka Baseball Field
13. Child Study Center
14. Fuller Student Center
15. Harrington Learning Center
16. QuEST Center
17. Visitor Parking



ADDITIONAL SUPPORTING DOCUMENTS:

The scope of work for this project is supported by the materials listed below, which are available for review and download on the Designer Selection Board website.

N/A

GENERAL CONDITIONS FOR THIS CONTRACT:

Contract

This contract is limited to projects with an estimated construction cost of less than \$2,000,000 as per M.G.L. C.7C §5, as amended by C. 159 §15 of the Acts of 2000, C. 245 §22 of the Acts of 2002 and C. 120 §8 of the Acts of 2009. **The designer must prepare studies for all projects under this contract, and all studies must be certified by the DCAMM Director of Programming before final design can proceed.**

The applicant agrees to execute Commonwealth of Massachusetts Contract for Final Design and Construction Administration Services (Revised 9/13)¹ ("Design Contract") or its successor, without revisions or modifications.
<http://www.mass.gov/anf/docs/dcam/dlforms/forms/dcam-standard-design-contract.pdf>

SDVOBE Participation- Chapter 108 of the Acts of 2012; Executive Order 546

The Commonwealth encourages the participation of Service-Disabled Veteran-Owned Business Enterprises ("SDVOBE") on its design projects. The benchmark for SDVOBE participation on DCAMM and other state agency design projects is 3% of the contract price as set forth in the standard DCAMM Study and Design Contracts referenced above.

Financial Statement

Chapter 7C, Section 51 requires that on public design contracts where the total design fee is expected to exceed \$10,000 or for the design of a project for which the estimated construction cost is expected to exceed \$100,000 the designer shall:

- a) File its latest CPA or PA audited financial statement with the Division of Capital Asset Management and Maintenance (DCAMM), and continue to do so annually throughout the term of the contract;
- b) Submit a statement from a CPA or PA that states that they have examined management's internal auditing controls, and expresses their opinion regarding those controls.

DCAMM Procedures

The designer will follow the procedures established in DCAMM's Designer Procedures Manual dated August 2008 (<http://www.mass.gov/anf/docs/dcam/dlforms/designers-procedures-manual-aug08.pdf>). Applicants are urged to

¹ The Commonwealth of Massachusetts Contract for Final Design and Construction Administration Services (Revised 9/13) replaces the former DCAMM Form C-2 Contract for Designer Services.

review and become familiar with the following supplemental material, which is available on the web at:
(<http://www.mass.gov/dcam>).

Executive Order 484

Projects undertaken under this contract shall comply with all applicable requirements of Executive Order 484 (EO 484): see <http://www.mass.gov/governor/legislationeeexecorder/executiveorder/executive-order-no-484.html>.

All building studies shall include preliminary estimates of the project's energy use, water use, and greenhouse gas emissions using protocols established by EOEA or as determined by DCAMM. No building study shall be certified for final design unless all means, methods, and commitments required to mitigate the project's impact on the operating agency's plan for meeting EO 484's goals are documented in the consensus solution, implementation plan and estimated construction cost.

Universal Design

Design solutions provided under this contract are expected to provide environments elements that meet the diverse and changing needs of users across age, ability, language, ethnicity and economic circumstance. Quinsigamond Community College welcomes innovative design strategies that are usable by the widest range of people operating in the widest range of situations without special or separate design.

Accessibility

The consultant's design must comply, *at a minimum*, with 521 CMR, The Rules and Regulations of the Architectural Access Board (<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations.html>), as well as the 2010 ADA Standards for Accessible Design (<http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>). When the requirements of these two laws differ the consultant shall comply with the one that provides the greater degree of accessibility. The consultant is also expected to understand and reflect in its design the civil rights obligations of the Commonwealth under Title II of the Americans with Disabilities Act (http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm) to provide equal access to programs, services and activities. Quinsigamond Community College will use its Accessibility Consultants to provide technical assistance and oversight for accessibility compliance during the study, design and construction process, including accessibility audits of existing buildings.

Construction Specifications

The designer shall utilize the DCAMM Standard Specification.

Cost Estimating

Cost estimates, cost models, and estimator participation in both the study and the design phases shall meet the requirements of the current DCAMM *Cost Estimating Manual* and will be submitted in Unifomat II in the study phase and in both Unifomat II to Level 3 and CSI Masterformat in the design phase. The *Cost Estimating Manual* can be found at <http://www.mass.gov/anf/docs/dcam/dlforms/cem-feb06.pdf> and Unifomat II can be found at <http://fire.nist.gov/bfrlpubs/build99/PDF/b99080.pdf>.

CONDITIONS FOR APPLICATION:

The applicant's current or updated Master File Brochure must be on file with the Board prior to the date of application. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to the lesser of \$5,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than \$250,000 per claim in accordance with the Design Contract (i.e., minimum coverage of \$250,000 up to \$5,000,000 depending on the construction cost). The Agency may seek additional coverage for the selected designer, and if so will bear the cost of the additional coverage.

APPLICATION EVALUATION – PERSONNEL

Applications will be evaluated based on the applicant and consultant's personnel and extent of compliance with MBE/WBE participation goals. Please see Section 6 on DSB Application Form: On the organizational chart, identify the team by listing them in the same order as below. Include resumes for all personnel.

- | | |
|---------------------------------|--|
| 1. Architect (P.I.C.)* | 6. Landscape Architect |
| 2. Mechanical Engineer (M/P/FP) | 7. Specifications Consultant |
| 3. Electrical Engineer | 8. Cost Estimator (Independent Consultant) |
| 4. Structural Engineer | 9. Building Code Consultant |
| 5. Civil Engineer | 10. Sustainability Design Consultant |

*Should the advertisement require the applicant to be either an Architect or an A&E firm, the P.I.C. or P.M. must be a Registered Architect in the Commonwealth of Massachusetts.

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart. Project Managers for Study and Final Design should be listed separately on the organizational chart.

APPLICATION EVALUATION – PROJECT EXPERIENCE

Applications will be evaluated based upon the requirements of M.G.L. Ch. 7C §49 and the work listed on DSB Application Form Sections 8, 9 AND 10 which illustrate current qualifications in the following areas:

- | | |
|--|---|
| 1. Demonstrated experience working in occupied Higher Education facilities of comparable age and condition. Proven ability to creatively address complex accessibility and code-compliant deficiencies in existing facilities. | 3. Demonstrated experience in the cost effective repair and renovation of classrooms and office buildings, public assembly venues, science and dental laboratories, sports/athletic fields, art classroom and music support spaces. |
| 2. Demonstrated experience in the cost effective repair and renovation of HVAC, electrical and plumbing systems and exterior building envelopes. | |

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and General Instructions - **DSB Application Form (Updated May 2014)** are included with this Public Notice and available for download at www.mass.gov/dcam/dsb

Applications that are incomplete will be rejected. Applications that are submitted on a form other than **DSB Application Form (Updated May 2014)** may be rejected as non-compliant and not be considered by the Board. Applications received at the DSB Office after the advertised deadline will not be considered.